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BOOK 7641 PAGE 378

Map 133

P. 164 44

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INSTRUMENT

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, Thomas Michael Gulas ("Grantor") has bargained and sold and by these presents does transfer and convey unto Ellis Saad and Kathy Saad ("Grantees"), their heirs and assigns forever, the following described real estate in Davidson County, Tennessee:

Beginning at a point fifty and eighty-five hundredths (50.85) feet measured North 89 deg. 34' East along a line from a point in the center line of tract no. 167-B of the Nashville, Division, formerly the Lewisburg Division of the railroad at Valuation Station 509-48.91 which point is thirty one hundred eighty eight and ninety one hundredths (3188.91) feet measured southwardly along the center line of said tract No. 167-B from Mile Pole 190 from Louisville, Kentucky; thence North 90 deg. 34' East a distance of one hundred forty (140) feet to a point in the West line of Trousdale Road; thence South 0 deg. 36' East along the West line of said road a distance of twenty three (23) feet to a point; thence South 0 deg. 46' East continuing along the West line of said road a distance of one hundred seven (107) feet to a point; thence South 89 deg. 14' West a distance of one hundred fifty (150) feet to a point fifty six (56) feet, more or less measured eastwardly along a radial line from a point in the center line of said tract No. 167-B; thence North 3 deg. 37' East a distance of one hundred thirty one and twenty two hundredths (131.22) feet to the point of beginning, containing forty three hundredths (0.43) acres, more or less.

Being the same property conveyed to Leasing Management Systems, Inc. and Thomas Michael Gulas by deed from Leasing Management Systems, Inc., of record in Book 5853, Page 149, Register's Office for Davidson County, Tennessee and conveyed by Leasing Management Systems, Inc. to Thomas Michael Gulas in Book 7641, Page 376, in the Register's Office of Davidson County. Said transfer and conveyance is subject to any mortgages, liens, or other encumbrances of record.

Subject to any and all outstanding property taxes accrued and unaccrued, including penalties and interest assessed and unassessed. This conveyance is further subject to any and all claims and/or of any governmental entity or natural person whatsoever with respect to hazardous substances and/or environmental wastes.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging to the said Grantee, their heirs and assigns forever.

This instrument prepared by:
Grant, Konvalinka & Grubbs, P.C.
600 Tallan Building
Chattanooga, TN 37402-2502
615/756-8400

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OFFICE